

220919AM

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0153184-YGW
Leonard R. Hannaford and Julie L. Hannaford
P.O. Box 437
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Leonard R. Hannaford and Julie L. Hannaford
P.O. Box 437
La Pine, OR 97739

2018-002841

Klamath County, Oregon

03/15/2018 10:27:01 AM

Fee: \$52.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard H. Shaffer, Trustee of the Shaffer Family Revocable Living Trust dtd 7-24-14, Grantor, conveys and warrants to Julie L. Hannaford and Leonard R. Hannaford, wife and husband, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 9, Block 1 of Tract 1098, Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

SEE ATTACHED EXHIBIT A.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Return to:



STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 3-18-18;

Shaffer Family Revocable Living Trust dtd 7-24-14

BY: Richard H. Shaffer
Richard H. Shaffer
Trustee

State of OR
County of Deschutes

This instrument was acknowledged before me on March 12, 2018 by Richard H. Shaffer, Trustee of the
Shaffer Family Revocable Living Trust dtd 7-24-14

Yvonne Georgene Ward
Notary Public - State of Oregon

My Commission Expires: 1/4/22

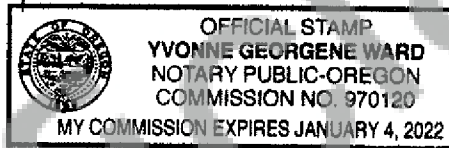


EXHIBIT A

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

Restrictions as shown on the official plat of said land.

Building setback as shown on the official plat of said land.

The provisions contained in Deed,
Recorded: July 22, 1954,
Volume: 268, page 209

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: April 1, 1994
Volume: M94, page 9622

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: April 15, 1994
Volume: M94, page 11266

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: April 26, 1994
Volume: M94, page 12551

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: February 10, 2000
Volume: M00, page 4330